134.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,000 / 887,000
					USE VALUE:	887,000 / 887,000
					ASSESSED:	887,000 / 887,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN MICHAEL J	
Owner 2:	QUINN FOUNTAIN MAUREEN	
Owner 3:		
Street 1:	15 SHAWNEE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2406 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5233.000	425,400		461,600	887,000
Total Card	0.120	425,400		461,600	887,000
Total Parcel	0.120	425,400		461,600	887,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.74 | /Parcel: 368.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86356
GIS Ref
GIS Ref
Insp Date 02/19/18

!10457!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	425,400	0	5,233.	461,600	887,000		Year end	12/23/2021
2021	101	FV	413,100	0	5,233.	461,600	874,700		Year End Roll	12/10/2020
2020	101	FV	413,100	0	5,233.	461,600	874,700	874,700	Year End Roll	12/18/2019
2019	101	FV	307,900	0	5,233.	432,700	740,600	740,600	Year End Roll	1/3/2019
2018	101	FV	297,700	0	5,233.	357,700	655,400	655,400	Year End Roll	12/20/2017
2017	101	FV	297,700	0	5,233.	328,900	626,600	626,600	Year End Roll	1/3/2017
2016	101	FV	297,700	0	5,233.	300,000	597,700	597,700	Year End	1/4/2016
2015	101	FV	290,500	0	5,233.	294,300	584,800	584,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:44:22

LAST REV

Date	Time
04/23/18	11:05:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10457

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANZILLO THOMAS	30235-294		5/28/1999		342,950	No	No		
	20802-426		10/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2011	1070	Siding	25,000					STRIP & RESIDE 3 W
4/26/2005	425	Addition	85,000	C		G7	GR FY07	G6 & G7
3/23/1993	71	Manual	3,250					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	372	PATRIOT
4/25/2006	Permit Visit	BR	B Rossignol
6/19/2000	MLS		
4/18/2000	Measured	263	PATRIOT
7/22/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86356
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5233		Sq. Ft.	Site		0	80.	1.10	9									461,592						461,600	

Total AC/HA:	0.12013	Total SF/SM:	5233	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	461,592	Spl Credit		Total:	461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12085199
Const Adj.:	0.99989998
Adj $ / SQ:	151.300
Other Features:	110094
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522547
Depreciation:	97194
Depreciated Total:	425353

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

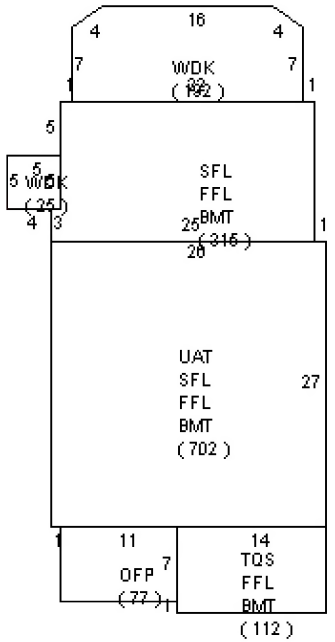
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.30
Special Features:	0	Val/Su Net:	111.10
Final Total:	425400	Val/Su SzAd	190.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,129	45.390	51,245
FFL	First Floor	1,129	151.300	170,818
SFL	Second Floor	1,017	151.300	153,872
WDK	Deck	217	10.610	2,302
UAT	Upper Attic	176	105.910	18,587
TQS	3/4 Story	84	151.300	12,709
OFP	Open Porch	77	37.920	2,920
	Net Sketched Area:	3,829	Total:	412,453
Size Ad	2230	Gross Area	4383	FinArea 2406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	